



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

10/16/2014

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications will be reviewed:

1 MEDICAL OFFICE BUILDING

SITE PLAN

Project Classification: MINOR DEVELOPMENT

Address: 1007 PHYSICIANS DRIVE

Location: WEST ASHLEY

TMS#: 3090000066

Acres: 0.501

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GO

Misc notes: Construction of a new medical office building. Parking lot and other improvements.

RESULTS:

☒ new BP approval tracking

City Project ID #: 141009-1007PhysiciansDr-1

City Project ID Name: TRC_SP:MedicalOfficeBuilding1007PhysiciansDr

Submittal Review #: COURTESY

Board Approval Required:

Owner: IVIE EMOVON

Applicant: IVIE EMOVON

Contact: IVIE EMOVON

843-813-0076

ioe99@aol.com

2 BEES FERRY ROAD

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: BEES FERRY ROAD @ GRAND OAKS BLVD.

Location: WEST ASHLEY

TMS#: 3010000049

Acres: 11.49

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Subdivide one lot into two lots.

RESULTS:

☒ new BP approval tracking

City Project ID #: 141009-Grande OaksBlvd-1

City Project ID Name: TRC_PP:BeesFerryRoad[2 lots]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: BEE RESOURCES, LLC

Applicant: A.H. SCHWACKE & ASSOCIATES

Contact: BUDDY SCHWACKE

843-762-7005

aschwack@aol.com

3 BENEFITFOCUS PARKING EXPANSION

SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: 100 BENEFITFOCUS WAY

Location: DANIEL ISLAND

TMS#: 2750000222

Acres: 17.52

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: DI-GO

Misc notes: Proposed plans for the expansion of the existing parking lot at the office campus.

RESULTS:

☒ new BP approval tracking

City Project ID #: 141009-100BenefitfocusWay

City Project ID Name: TRC_SP:BenefitfocusParkingExpansion

Submittal Review #: COURTESY

Board Approval Required: DRB

Owner: DANIEL ISLAND EXECUTIVE CENTER, LLC

Applicant: DANIEL ISLAND EXECUTIVE CENTER, LLC

Contact: CHAD COLMAN

843-532-3096

chad.colman@hollandplace.net

4 2 ASHTON STREET**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 2 ASHTON STREET

Location: PENINSULA

TMS#: 4580102063

Acres: 0.116

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): -

Zoning: DR-2F

Misc notes: Subdivide one lot into two lots.

RESULTS:☐ new BP approval tracking

City Project ID #: 141009-2AshtonSt-1

City Project ID Name: TRC_PP:2AshtonStreet[2 lots]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: JJR DEVELOPMENT, LLC

Applicant: LEWIS MOORE

843-571-2622

Contact: LEWIS MOORE

lmoore@forsberg-engineering.com

5 334 MEETING STREET**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 334 MEETING STREET

Location: PENINSULA

TMS#: 4591303022

Acres: 2.18

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Subdivide one lot into two lots.

RESULTS:☐ new BP approval tracking

City Project ID #: 141009-334MeetingSt-1

City Project ID Name: TRC_PP:334MeetingStreetSubdivision[2 lots]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: DEWBERRY 334 MEETING STREET, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5252

Contact: ELLIOTTE QUINN

quinn.e@thomasandhutton.com

6 DANIEL ISLAND, PARCEL Q5, PHASE 2 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000155 & 157

Acres: 3.0

Lots (for subdiv): 3

Units (multi-fam./Concept Plans): -

Zoning: DI-TC

Misc notes: Preliminary plat for a portion of a public street.

RESULTS:☒ new BP approval tracking

City Project ID #: 141009-FairchildSt-1

City Project ID Name: TRC_PP:DanielIslandParcelQ5Phase2[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: DANIEL ISLAND COMPANY, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

7 DANIEL ISLAND, PARCEL Q5, PHASE 2 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000155 & 157

Acres: 3.0

Lots (for subdiv): 3

Units (multi-fam./Concept Plans): -

Zoning: DI-TC

Misc notes: Road construction plans for a portion of a public street.

RESULTS:☒ new BP approval tracking

City Project ID #: 141009-FairchildSt-2

City Project ID Name: TRC_RC:DanielIslandParcelQ5Phase2[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: DANIEL ISLAND COMPANY, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

8 267-273 EAST BAY STREET**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION
Address: 267-273 EAST BAY STREET
Location: PENINSULA
TMS#: 4580501071
Acres: 0.62
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): -
Zoning: LB

☒ new BP approval tracking

City Project ID #: 141009-267EBaySt-1
City Project ID Name: TRC_PP:267-273EastBayStreet[2 lots]
Submittal Review #: 1ST REVIEW - SUBDIV
Board Approval Required:

Owner: HAMBLETON HALL, LLC
Applicant: PEABODY & ASSOCIATES, INC.
Contact: ALEXANDER C
PEABODY

843-723-5225
acpeabody@yahoo.com

Misc notes: Subdivide one lot into two lots.

RESULTS:

9 PALMETTO CREEK**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT
Address: ISLAND PARK DRIVE
Location: DANIEL ISLAND
TMS#: 2750000112
Acres: 9.2
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 130 ROOMS
Zoning: DI-GO

☒ new BP approval tracking

City Project ID #: 140710-Island ParkDr-1
City Project ID Name: TRC_SP:IslandParkDr-DIRetirementFacility
Submittal Review #: PRELIMINARY
Board Approval Required: DRB

Owner: DANIEL ISLAND ASSOCIATES
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: TONY M. WOODY
woody.t@thomas andhutton.com

843-725-5276

Misc notes: Construction of a retirement facility, parking lot and associated site improvements.

RESULTS:

10 THE REFINERY**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT
Address: 1640 MEETING STREET
Location: PENINSULA
TMS#: 4640600012, 021, 003
Acres: 3.9
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: HI

☒ new BP approval tracking

City Project ID #: 140701-Meeting StreetRd-1
City Project ID Name: TRC_SP:TheRefinery
Submittal Review #: FINAL, 1ST REVIEW
Board Approval Required: DRB

Owner: FLYWAY SC, LLC
Applicant: CLINE ENGINEERING, INC.
Contact: MATTHEW CLINE, PE

843-296-1797
matt@clineeng.com

Misc notes: Construction of a new office and restaurant building.

RESULTS:

11 1385 ASHLEY RIVER ROAD**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT
Address: 1385 ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 3500400032 & 035
Acres: 27.2
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): -
Zoning: DR-1

☒ new BP approval tracking

City Project ID #: 140729-1385Ashley RiverRd-1
City Project ID Name: TRC_SP:1385AshleyRiverRd
Submittal Review #: FINAL, 1ST REVIEW
Board Approval Required:

Owner: ST. ANDREWS GARDENS, LP
Applicant: MATT CLINE
Contact: MATT CLINE

843-991-7239
matt@clineeng.com

Misc notes: Construction plans for a club house, laundry building, gazebo, car ports & shade structures.

RESULTS:

12 1965 CAMP ROAD**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 1965 CAMP ROAD

Location: JAMES ISLAND

TMS#: 3370000085

Acres: 2.792

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): 4

Zoning: DR-6

Misc notes: **Subdivide one lot into four lots.****RESULTS:**☒ new BP approval tracking

City Project ID #: 141009-1965CampRd-1

City Project ID Name: TRC_PP:1965CampRoad[4 lots]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: MIL-ART, LLC

Applicant: ISLAND SURVEYING

843-225-6582

Contact: MAURICE WILDER

mwilder@islandsurveyingsc.com

13 WINDERMERE COMMON**SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: 603 WINDERMERE BLVD.

Location: WEST ASHLEY

TMS#: 4210500188

Acres: 0.8

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 6

Zoning: SR-1

Misc notes: **Construction plans for a 6 unit residential project. Note this project received a courtesy review on 7/16/2009 but has been slightly revised.****RESULTS:**☒ new BP approval tracking

City Project ID #: 141009-603WindermereBlvd-1

City Project ID Name: TRC_SP:WindermereCommon[6 units]

Submittal Review #: COURTESY

Board Approval Required: BZA-Z

Owner: RON HAMILTON

Applicant: RENAISSANCE DESIGN BUILD

843-709-9007

Contact: NORM ENGARD

n.engard@comcast.net

14 MANKIEWICZ COATINGS, LLC**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 1200 CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 2670000149

Acres: 9.09

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: LI

Misc notes: **Expansion construction plans for a existing light industrial campus.****RESULTS:**☒ new BP approval tracking

City Project ID #: 141009-1200CharlestonRegionalPkw-1

City Project ID Name: TRC_SP:MankiewiczCoatingsLLCNewConstruction

Submittal Review #: COMBINED, 1ST REVIEW

Board Approval Required:

Owner: JESSEN LANE, LLC

Applicant: MANKIEWICZ COATINGS, LLC

843-654-7755

Contact: PETER DIETZ

peter.dietz@mankiewicz.us

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Mandi Herring, Senior Zoning Planner, in the Department of Planning, Preservation and Sustainability at (843) 720-1994. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.